

INSTRU. NO. 256734
PAGES 1 OF 2

Instrument # 256734

EMMETT, GEM, IDAHO
2006-12-29 03:59:00 No. of Pages: 7
Recorded for: ALLIANCE TITLE & ESCROW
SUSAN K. HOWARD Fee: 21.00
Ex-Officio Recorder Deputy *Judy Evans*
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

ORDER NO.: AT-4050608355

FOR VALUE RECEIVED,

Treasure Valley Land and Cattle, LLC, an Idaho Limited Liability Company,

do(es) hereby convey, release, remise and forever quitclaim unto

Treasure Valley Land and Cattle, LLC, an Idaho Limited Liability Company,

whose current address is: **5888 Sandy Avenue, Emmett, Idaho, 83617,**

the following described premises:

see attached description

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: December 27, 2006

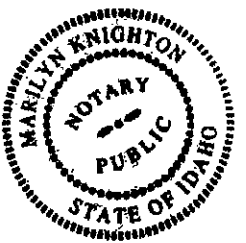
**Treasure Valley Land and Cattle, LLC,
an Idaho Limited Liability Company**

Terry A. Jones
By: Terry A. Jones, Member

State of Idaho }
County of Gem } ss.

On this 28 day of December 2006, before me, a Notary Public in and for said state, personally appeared Terry A. Jones, known or identified to me to be the Member in the Limited Liability Company known as Treasure Valley Land and Cattle, LLC, who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Marilyn Knighton
Notary Public for the State of Idaho
Residing at: Emmett, Idaho
Commission Expires: 4-4-2011

Tri County Surveying, Inc.

Job No. 06-109
December 1, 2006

**Property Description
Jones to Jones**

That portion of Section 12, Township 7 North, Range 3 West, Boise Meridian, Gem County, Idaho, described as follows:

Beginning at the southwest corner of Section 12, Township 7 North, Range 3 West, Boise Meridian;
Thence North 01°08'11" East, 2470.66 feet, along the west line of the Southwest ¼, to the centerline of the Northside Main Canal;
Thence northeasterly along said centerline the following courses and distances:

North 74°31'56" East, 231.77 feet;
North 79°22'11" East, 103.63 feet;
North 74°33'14" East, 106.80 feet;
North 75°20'30" East, 77.27 feet to the beginning of a tangent 450.00 foot radius curve to the left;
Northeasterly along the arc of said curve through a central angle of 22°06'32" a distance of 173.64 feet;
Tangent to said curve North 53°13'57" East, 132.13 feet to the beginning of a tangent 380.00 foot radius curve to the right;
Northeasterly along the arc of said curve through a central angle of 19°19'53" a distance of 128.21 feet;
Tangent to said curve North 72°33'51" East, 83.77 feet to the beginning of a tangent 570.00 foot radius curve to the left;
Northeasterly along the arc of said curve through a central angle of 09°46'12" a distance of 97.20 feet;
Tangent to said curve North 62°47'38" East, 216.88 feet to the beginning of a tangent 330.00 foot radius curve to the right;
Northeasterly along the arc of said curve through a central angle of 11°55'12" a distance of 68.65 feet;
Tangent to said curve North 74°42'50" East, 62.38 feet to the beginning of a tangent 245.00 foot radius curve to the left;
Northeasterly along the arc of said curve through a central angle of 28°47'35" a distance of 123.12 feet;
Tangent to said curve North 45°55'15" East, 89.54 feet to the beginning of a tangent 180.00 foot radius curve to the right;
Northeasterly along the arc of said curve through a central angle of 39°40'46" a distance of 124.66 feet;
Tangent to said curve North 85°36'01" East, 102.33 feet to the beginning of a tangent 300.00 foot radius curve to the left;
Northeasterly along the arc of said curve through a central angle of 32°13'38" a distance of 168.74 feet;
Tangent to said curve North 53°22'22" East, 73.47 feet to the beginning of a tangent 530.00 foot radius curve to the right;

Tri County Surveying, Inc.

Job No. 06-109
December 1, 2006

Property Description
Jones to Jones
Continued

Northeasterly along the arc of said curve through a central angle of $20^{\circ}40'01''$ a distance of 191.17 feet;
Tangent to said curve North $74^{\circ}02'24''$ East, 90.54 feet;
North $75^{\circ}15'14''$ East, 61.64 feet to the beginning of a tangent 970.00 foot radius curve to the left;
Northeasterly along the arc of said curve through a central angle of $18^{\circ}05'57''$ a distance of 306.41 feet;
Tangent to said curve North $57^{\circ}09'17''$ East, 96.48 feet to a point on the east line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 12;
Continuing North $57^{\circ}09'17''$ East, 21.87 feet;
North $59^{\circ}47'42''$ East, 53.60 feet;
North $62^{\circ}43'49''$ East, 32.05 feet to the beginning of a tangent 520.00 foot radius curve to the left.
Northeasterly along the arc of said curve through a central angle of $13^{\circ}09'06''$ a distance of 119.36 feet;
Tangent to said curve North $49^{\circ}34'43''$ East, 69.39 feet to the beginning of a tangent 520.00 foot radius curve to the left;
Northeasterly along the arc of said curve through a central angle of $05^{\circ}46'30''$ a distance of 52.41 feet;
Tangent to said curve North $43^{\circ}48'13''$ East, 60.32 feet to the beginning of a tangent 520.00 foot radius curve to the left;
Northeasterly along the arc of said curve through a central angle of $15^{\circ}56'53''$ a distance of 144.74 feet;
Tangent to said curve North $27^{\circ}51'20''$ East, 45.09 feet to the beginning of a tangent 230.00 foot radius curve to the right;
Northeasterly along the arc of said curve through a central angle of $37^{\circ}37'25''$ a distance of 151.03 feet;
Tangent to said curve North $65^{\circ}28'45''$ East, 107.59 feet;
North $66^{\circ}25'52''$ East, 77.69 feet;
North $69^{\circ}14'46''$ East, 52.20 feet to the beginning of a tangent 190.00 foot radius curve to the right;
Easterly along the arc of said curve through a central angle of $51^{\circ}04'10''$ a distance of 169.35 feet;
Tangent to said curve South $59^{\circ}41'05''$ East, 76.60 feet;
South $54^{\circ}42'28''$ East, 50.57 feet to the beginning of a tangent 280.00 foot radius curve to the right;
Southeasterly along the arc of said curve through a central angle of $15^{\circ}18'09''$ a distance of 74.78 feet;
Tangent to said curve South $39^{\circ}24'19''$ East, 65.66 feet;

Tri County Surveying, Inc.

Job No. 06-109
December 1, 2006

Property Description
Jones to Jones
Continued

South 20°40'15" West, 84.07 feet; South 38°51'29" West, 228.84 feet;
South 42°27'10" West, 131.98 feet to the beginning of a tangent 525.00 foot radius curve to the left;
Southwesterly along the arc of said curve through a central angle of 26°40'46" a distance of 244.46 feet;
Tangent to said curve South 15°46'23" West, 114.38 feet to the beginning of a tangent 130.00 foot radius curve to the right;
Southwesterly along the arc of said curve through a central angle of 32°24'30" a distance of 73.53 feet;
Tangent to said curve South 48°10'54" West, a distance of 181.22 feet;
South 46°18'11" West, 159.38 feet to the beginning of a tangent 130.00 foot radius curve to the right;
Southwesterly along the arc of said curve through a central angle of 12°37'48" a distance of 28.66 feet;
Tangent to said curve South 58°55'58" West, 91.52 feet to the beginning of a tangent 400.00 foot radius curve to the left;
Southwesterly along the arc of said curve through a central angle of 24°49'03" a distance of 173.26 feet;
Tangent to said curve South 34°06'55" West, 52.43 feet to the beginning of a tangent 200.00 foot radius curve to the right;
Southwesterly along the arc of said curve through a central angle of 26°36'46" a distance of 92.90 feet;
Tangent to said curve South 60°43'41" West, 131.92 feet to a point on the east line of said South ½ of the Northwest ¼;
Thence leaving said centerline South 00°57'17" West, 99.84 feet, along said east line, to the southeast corner of said South ½ of the Northwest ¼;
Thence South 00°57'17" West, 1317.83 feet, along the east line of the Northeast ¼ of the Southwest ¼, to the southeast corner thereof;
Thence South 89°09'20" East, 1312.22 feet, along the north line of the Southwest ¼ of the Southeast ¼, to the northeast corner thereof;
Thence South 00°51'02" West, 1321.40 feet, along the east line of said Southwest ¼ of the Southeast ¼, to the southeast corner thereof;
Thence North 89°00'00" West, 3943.74 feet, along the south line of said Section 12, to the point of Beginning.

Said tract of land containing therein a calculated area of 241.131 acres, more or less, includes all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby and is subject to rights-of-way or easements of record or in use.

Tri County Surveying, Inc.

Job No. 06-109
December 1, 2006

**Property Description
Jones to Jones**

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 7 North, Range 3 West, Boise Meridian, Gem County, Idaho, described as follows:

Beginning at the southeast corner the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 7 North, Range 3 West, Boise Meridian;

Thence North $89^{\circ}00'54''$ West, 1192.81 feet, along the south line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, to a point on the centerline of the Northside Main Canal;

Thence northeasterly along said centerline the following courses and distances:

North $20^{\circ}17'11''$ East, 87.09 feet; North $25^{\circ}20'29''$ East, 225.83 feet;

North $24^{\circ}10'20''$ East, 139.00 feet to the beginning of a tangent 255.00 foot radius curve to the right;

Northeasterly along the arc of said curve through a central angle of $18^{\circ}09'34''$ a distance of 80.82 feet;

Tangent to said curve North $42^{\circ}19'54''$ East, 45.62 feet to the beginning of a tangent 170.00 foot radius curve to the left;

Northeasterly along the arc of said curve through a central angle of $33^{\circ}10'45''$ a distance of 98.44 feet;

Tangent to said curve North $09^{\circ}09'09''$ East, 108.63 feet to the beginning of a tangent 205.00 foot radius curve to the right;

Northeasterly along the arc of said curve through a central angle of $38^{\circ}55'04''$ a distance of 139.24 feet;

Tangent to said curve North $48^{\circ}04'13''$ East, 114.57 feet to the beginning of a tangent 245.00 foot radius curve to the left;

Northeasterly along the arc of said curve through a central angle of $53^{\circ}08'54''$ a distance of 227.27 feet;

Tangent to said curve North $05^{\circ}04'41''$ West, 77.79 feet to the beginning of a tangent 380.00 foot radius curve to the right;

Northeasterly along the arc of said curve through a central angle of $36^{\circ}09'38''$ a distance of 239.83 feet;

Tangent to said curve North $31^{\circ}04'57''$ East, 296.31 feet to the beginning of a tangent 195.00 foot radius curve to the left;

Northeasterly along the arc of said curve through a central angle of $18^{\circ}20'49''$ a distance of 62.44 feet;

Tangent to said curve North $12^{\circ}44'08''$ East, 39.19 feet to the beginning of a tangent 180.00 foot radius curve to the right;

Northeasterly along the arc of said curve through a central angle of $20^{\circ}56'26''$ a distance of 65.79 feet;

Tangent to said curve North $33^{\circ}40'34''$ East, 100.64 feet to the beginning of a tangent 85.00 foot radius curve to the left;

Tri County Surveying, Inc.

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Job No. 06-109
December 1, 2006

Property Description
Jones to Jones
Continued

Northwesterly along the arc of said curve through a central angle of 67°03'02" a distance of 99.47 feet;
Tangent to said curve North 33°22'29" West, 29.52 feet to the beginning of a tangent 60.00 foot radius curve to the right;
Northerly along the arc of said curve through a central angle of 92°41'33" a distance of 97.07 feet;
Tangent to said curve North 59°19'04" East, 54.86 feet to the beginning of a tangent 485.00 foot radius curve to the left;
Northeasterly along the arc of said curve through a central angle of 29°03'30" a distance of 245.97 feet;
Tangent to said curve North 30°15'34" East, 60.63 feet to the beginning of a tangent 165.00 foot radius curve to the right;
Northeasterly along the arc of said curve through a central angle of 44°16'21" a distance of 127.50 feet;
Tangent to said curve North 74°31'56" East, 29.93 feet to a point on the east line of the East ½ of the Southeast ¼ of said Section 11;
Thence leaving said centerline South 01°08'11" West, 2470.66 feet, along said east line, to the point of **Beginning**.

Said tract of land containing therein a calculated area of 37.563 acres, more or less, includes all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby and is subject to rights-of-way or easements of record or in use.

Tri County Surveying, Inc.

Job No. 06-109
December 16, 2006

Property Description
Parcel 3C
Jones to Jones

That portion of the West ½ of the Northwest ¼ of Section 13, Township 7 North, Range 3 West, Boise Meridian, Gem County, Idaho, lying westerly of the Northside Main Canal and being more particularly described as follows:

Beginning at the northwest corner of the West ½ of the Northwest ¼ of Section 13, Township 7 North, Range 3 West, Boise Meridian;
Thence South 89°00'00" East, 1120.65 feet, along the north line of said West ½ of the Northwest ¼ to a point on the centerline of the Northside Main Canal, said point being on a non-tangent 600.00 foot radius curve to the left, a radial bearing from said point bears South 51°57'52" East;
Thence southerly along said centerline the following courses and distances:

Southwesterly along the arc of said curve through a central angle of 16°15'40" a distance of 170.29 feet;

Tangent to said curve South 21°46'28" West, 268.56 feet to the beginning of a tangent 800.00 foot radius curve to the left;

Southwesterly along the arc of said curve through a central angle of 23°22'39" a distance of 326.41 feet;

Tangent to said curve South 01°36'11" East, 533.50 feet to the beginning of a tangent 190.00 foot radius curve to the right;

Southwesterly along the arc of said curve through a central angle of 73°15'20" a distance of 242.92 feet;

Tangent to said curve South 71°39'09" West, 48.68 feet to the beginning of a tangent 275.00 foot radius curve to the left;

Southwesterly along the arc of said curve through a central angle of 25°35'59" a distance of 122.87 feet;

Tangent to said curve South 46°03'10" West, 402.15 feet to the beginning of a tangent 550.00 foot radius curve to the left;

Southwesterly along the arc of said curve through a central angle of 39°40'29" a distance of 380.85 feet;

Tangent to said curve South 06°22'41" West, 68.30 feet to the beginning of a tangent 700.00 foot radius curve to the right;

Southwesterly along the arc of said curve through a central angle of 25°03'44" a distance of 306.19 feet;

Tangent to said curve South 31°26'25" West, 76.01 feet;

South 36°36'12" West, 65.78 feet to a point on the west line of said West ½ of the Northwest ¼;

Thence leaving said centerline North 00°33'31" East, 2619.52 feet, along said west line, to the point of **Beginning**.

Said tract of land containing therein a calculated area of 38.313 acres, more or less, includes all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby and is subject to rights-of-way or easements of record or in use.

LOT LINE ADJUSTMENT RECORD OF SURVEY

OF PORTIONS OF SECTION 11 AND 12,
TOWNSHIP 7 NORTH, RANGE 3 WEST, BOISE MERIDIAN
GEM COUNTY, IDAHO.
2006

C.R. No. 255845

C.R. No. 255843

1/4 COR.
C.R. No. 255847

CURVE	DELTA	RADIUS	LENGTH
C1	18°09'34"	255.00	80.82
C2	33°10'45"	170.00	98.44
C3	34°33'04"	205.00	139.24
C4	53°08'54"	245.00	227.27
C5	36°09'38"	380.00	239.83
C6	18°20'49"	195.00	62.44
C7	20°56'26"	180.00	65.79
C8	67°03'02"	85.00	98.42
C9	92°41'33"	60.00	97.07
C10	29°03'30"	485.00	245.97
C11	44°16'21"	165.00	127.50
C12	22°06'32"	450.00	173.64
C13	18°19'51"	380.00	128.21
C14	9°46'12"	570.00	97.20
C15	11°55'12"	330.00	66.66
C16	28°47'35"	245.00	123.12
C17	39°40'46"	180.00	124.66
C18	32°13'38"	300.00	168.74
C19	20°40'01"	530.00	191.17
C20	18°05'57"	970.00	306.41
C21	13°08'06"	520.00	119.36
C22	5°46'10"	520.00	52.41
C23	15°56'51"	520.00	144.74
C24	37°37'25"	230.00	151.03
C25	51°04'10"	190.00	185.35
C26	18°18'09"	280.00	74.78
C27	28°40'46"	525.00	244.46
C28	32°24'39"	130.00	73.53
C29	12°37'48"	130.00	28.66
C30	24°49'01"	400.00	173.26
C31	26°36'46"	200.00	92.90
C32	30°09'45"	300.00	157.93
C33	24°17'08"	250.00	105.97
C34	10°58'13"	300.00	57.44
C35	13°36'24"	750.00	178.13
C36	28°03'47"	600.00	293.87
C37	31°50'13"	350.00	206.73
C38	20°23'06"	600.00	213.82
C38A	16°15'40"	600.00	170.28

LINE	BEARING	DISTANCE
L1	N89°00'54"W	120.02
L2	N20°17'11"E	87.09
L3	N25°20'29"E	225.83
L4	N24°10'10"E	139.00
L5	N42°19'54"E	45.62
L6	N09°09'09"E	108.63
L7	N48°04'13"E	114.57
L8	N05°04'41"W	77.79
L9	N31°04'57"E	206.31
L10	N12°44'08"E	39.19
L11	N13°40'34"E	100.64
L12	N13°22'29"W	28.52
L13	N59°19'04"E	54.86
L14	N30°15'34"E	60.63
L15	N74°31'56"E	261.70
L16	N79°22'11"E	103.63
L17	N74°33'14"E	106.80
L18	N75°20'30"E	77.27
L19	N53°33'57"E	132.17
L20	N72°33'51"E	83.77
L21	N62°47'38"E	216.88
L22	N74°42'50"E	62.38
L23	N45°55'15"E	89.54
L24	N85°36'01"E	102.33
L25	N53°22'22"E	73.47
L26	N74°02'24"E	80.64

LINE	BEARING	DISTANCE
L27	N75°15'14"E	61.64
L28	N52°09'12"E	118.35
L29	N59°47'42"E	53.60
L30	N62°43'49"E	32.08
L31	N48°14'43"E	69.19
L32	N43°48'13"E	60.32
L33	N27°51'20"E	45.08
L34	N65°28'45"E	107.59
L35	N65°25'52"E	77.69
L36	N69°14'46"E	52.20
L37	N59°41'05"W	76.00
L38	N54°42'28"W	50.52
L39	N39°24'19"W	65.66
L40	N20°40'15"E	84.02
L41	N38°51'29"E	228.84
L42	N42°27'10"E	131.89
L43	N15°46'21"E	114.38
L44	N46°10'54"E	181.24
L45	N48°18'11"E	159.38
L46	N58°55'54"E	91.32
L47	N34°06'55"E	52.43
L48	N00°41'41"E	131.92
L49	N51°55'05"E	85.11
L50	N53°31'36"E	78.59
L51	N54°56'13"E	107.77
L52	N55°35'39"E	154.45
L53	N53°12'36"E	79.84
L54	N47°15'17"E	102.82
L55	N42°34'57"E	101.91
L56	N12°20'12"E	57.19
L57	N16°42'19"E	131.60
L58	N25°44'06"E	149.06
L59	N25°54'53"E	134.84
L60	N24°03'47"E	141.82
L61	N37°40'15"E	221.56
L62	N09°14'23"E	211.74
L64	N08°21'01"E	205.10
L65	N42°31'34"E	42.61

INSTRU. NO. 257378
PAGES 6 OF 6

1/4 COR.
C.R. No. 255850

1/4 COR.
C.R. No. 238834



SEE SHEET 1

SURVEY FOR:

Terry Jones
5888 Sandy Lane
Emmett, ID 83617
PHONE: (208) 365-3707

SIMPLIST
TRI COUNTY SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
510 So. Washington Ave., P.O. Box 974
Emmett, Idaho 83617-0974
Phone: (208) 365-7470

